

CIVIL COURT OF THE CITY OF NEW YORK

COUNTY OF Bronx PART 3

1511 Sheridan LLC

-against

Jose L. Crespo

ADDRESS 1521 Sheridan Ave. APT. C35

Petitioner has been read
L. 11/10/02 who understood
to know and consented to it
and concurred to it
so ordered.

Respondent
Tenant

SHELDON J. HALPRIN
JUDGE, HOUSING COURT

DATE 10/21/02

HON. Shapiro

INDEX NO. 83929/02

29999

IT IS HEREBY STIPULATED AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

(1) PETITION AMENDED TO INCLUDE ALL RENT DUE THROUGH 10/02

(2) FINAL JUDGMENT IS ENTERED IN FAVOR OF THE PETITIONER IN THE SUM OF \$ 3996.97

(3) ISSUANCE OF THE WARRANT SHALL BE STAYED TO _____ AS FOLLOWS:

(A) TENANT TO PAY \$ 3996.97 ON OR BEFORE 11/21/02

(B) TENANT TO PAY \$ _____ ON OR BEFORE _____

(C) TENANT TO PAY \$ _____ ON OR BEFORE _____

(D) TENANT TO PAY \$ _____ ON OR BEFORE _____

(4) IN THE EVENT TENANT FAILS TO MAKE ANY PAYMENT(S) ABOVE, THE WARRANT SHALL ISSUE FORTHWITH UPON LANDLORD'S AFFIDAVIT OF NONCOMPLIANCE OR ATTORNEYS AFFIRMATION.

(5) IN THE EVENT TENANT DEFAULTS ON ANY PAYMENT (S) ABOVE, THE ENTIRE FINAL JUDGMENT AMOUNT WILL BE DUE IMMEDIATELY.

(6) THE ABOVE FINAL JUDGMENT AMOUNT DOES NOT INCLUDE RENT FOR THE MONTH (S) OF 11/02

, WHICH RENT IS PAYABLE WHEN DUE/AS FOLLOWS:

(7) THEREFORE, ALL PAYMENT(S) RECEIVED DURING THE MONTHS OF 11/02

, and _____, WILL FIRST BE APPLIED TO CURRENT RENT FOR THAT MONTH, AND THEN SATISFY THE JUDGMENT AMOUNT AS PER PARAGRAPH THREE.

(8) IF ANY DISPUTED BALANCE CANNOT BE RESOLVED, THE PETITIONER MAY MOVE TO AMEND THE JUDGMENT AMOUNT OR INSTITUTE A NEW PROCEEDING FOR SAID DISPUTED BALANCE.

1) to inspect and repair required by law - Disputed kitchen ceiling
2) repair closets 3) Bathroom and bedroom doors 4) repair bathroom light 5) electrical
sublet covered with paint 6) repair windows 7) Bathroom ceiling Access date 11/4/02 (OSC)

DATED: 10/21/02

GUTMAN, MINTZ, BAKER & SONNENFELDT, P.C.
ATTORNEYS FOR PETITIONER

BY [Signature]
813 JERICHO TURNPIKE
NEW HYDE PARK, NY 11040

AGENT

TENANT